



Catherine Conroy

Chairperson

Phone (518) 270-4476

Fax (518) 270-4642

Zoning Board of Appeals

NOTICE OF PUBLIC HEARING

Harry Tutunjian

Mayor

Phone (518) 270-4401

Fax (518) 270-4609

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a REGULAR PUBLIC HEARING starting at 6:00 P.M. on **Thursday, January 27, 2005** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

OLD BUSINESS

ZB2004-0068 Major Area Variance to allow off street parking deficiency related to a proposal to convert a video rental store into a nail salon at 605 Fourth Street at Tyler, a R-4 Zone District. Applicant is Jamil Buzarg & Hen Tran, 169 Bridge St. Cohoes, NY 12047.

NEW BUSINESS

ZB2005-0001 Change of Non-Conforming Use and Major Area Variance to allow conversion of a funeral parlor into a beauty parlor with an off street parking deficiency at 498 Pawling Avenue, at Munro Court, R-2 Zone District. Applicant is Bott Brothers Electric, 50 Haig Avenue, Wynantskill, NY 12198.

ZB2005-0002 Major Area Variance to allow side and rear setback deficiencies related to proposal to construct a garage and patio at 111 Nyroy Drive, Center View Drive, R-1 Zone District. Applicant is Chris and Christine Knite, 111 Nyroy Drive, Troy, NY 12180.

ZB2005-0003 Use Variance to allow an auto sales lot to operate on the same parcel as an auto repair shop at 3317-3321 Seventh Avenue, between Glen and 101st St., an R-4 Zone District. Applicant is Izzeldin Awad, 148 N. Allen St, Albany NY 12206.

ZB2005-0004 Major Area Variance to allow off-street parking deficiency related to a proposal to convert a storefront into a dwelling unit at 253 Fourth Street, between Washington and Adams, an R-4 Zone District. Applicant is Andrew Kirk, 419 Hudson Avenue, Albany NY, 12203.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4619. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Catherine Conroy, Chairperson